

BUCK TWP
SOUTH KENTON CORP

00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-010008.0000
HH72

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 WBML PROPERTIES LLC	2015-05-08	
2023 WBML PROPERTIES LLC	2015-05-08	
2024 WBML PROPERTIES LLC	2015-05-08	
2025 WBML PROPERTIES LLC	2015-05-08	G-S PT OL 5
138 E RAILROAD ST	4WD	
KENTON OH 43326	\$90,000	

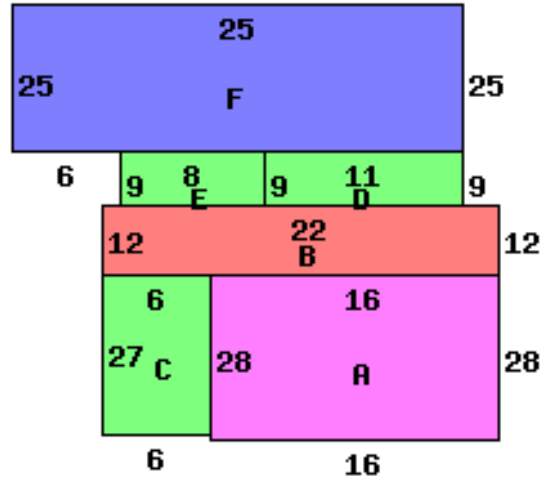
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	3030	4340	4340	4340	4340	4340
Bldg100%	49230	59030	59030	59030	59030	59040
Totl100%	52260t	63370t	63370t	63370t	63370t	63380t
Cauv100%						
Tax Value:						
Land 35%	1060	1520	1520	1520	1520	1520
Bldg 35%	17230	20660	20660	20660	20660	20660
Totl 35%	18290t	22180t	22180t	22180t	22180t	22180t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	854.38	911.96	964.76	958.40	958.40	
Sp-Asmnt	21.05	41.21	30.66	30.66		

SHB+ 1T	CONS F	TYPE M	FACT	SQ-FT 448	VALUE	a *MAIN
1 B	F	A		264		b ADDTN
	OFF P			162	4860	c PORCH
	DK P			99	1490	d PORCH
	EBW P			72	2880	e PORCH
	F	G		625	15000	f GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
206	4	2015-05-08	WBML PROPERTIES LLC	4WD	90000	3170	35910
192	6	2015-05-04	WHITAKER CHARLES	6CT *	0	3170	35910
269	1	2014-06-25	WHITAKER CHARLES & LILLIE	1WD	39000	3170	39890
427	1	2000-10-16	KINDELL DOUGLAS W	1QC *	0	3430	23000
486	0	1988-06-29		*	17500	0	16400

Year	Land	Bldg	Total	Net Tax
2021	1060	17230	18290	857.50
2020	1060	17230	18290	744.80

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



138 E RAILROAD ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1T	Sq-Ft Value
Floor Level	Main	FRAME 712 89500
	Part Upper	FRAME 448 29680
	Basement	356 6870
	Subtotal	126050
Shingle	Roof	GABLE
Plaster/Drywall	X X	Garages and Carports 15000
Unfinished Wall	X	Extra Features 9230
Floor/Pine	X X	Total Value 150280
Floor/Carpet	X	
Number of Rooms	1 4 3	PUB SIDEWALK
Bedrooms	3	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3600
Plumbing		Dwl/Gar/NC% .9700
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F	FtxFt	1160	Rate	C-	1900AV	135250	.55	Dpr	Value
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	factor	rate	rate	value	value		
		43.00	108	84	120	101	4340	4340		